

ARTICLE 28.03 DISTRICT REGULATIONS**Sec. 28.03.018 Historic-Cultural Landmark Preservation Overlay District**

(a) Definitions. Unless the context clearly indicates otherwise, in this section:

Attention-getting device. Any device, except for permitted signs and flags, that is used for the purpose of attracting the attention of the public to a commercial establishment. An attention-getting device shall include, but not be limited to, streamers, flags (other than U.S. or state), balloons, pennants or decorations.

Banner. A sign made of fabric or any nonrigid material with no enclosing framework.

Blockface. All of the lots on one side of a block.

Certificate of appropriateness. A certificate issued by the city to authorize the alteration of the physical character of real property in a district, or any portion of the exterior of a structure on the property, or the placement, construction, alteration, nonroutine maintenance, expansion, or removal of any structure on or from the property.

Column. The entire column including the base and capital, if any.

Contributing structure. A structure which physically or historically contributes to the historic value of an historic district.

Corner side facade. The main building facade facing the side street.

Director. The director of the planning division or his/her representative.

Educational land uses. (See "Institutional land uses.")

Exterior architectural feature. Means, but shall not be limited to, the kind, color and basic texture of all exterior building materials and such features as windows, doors, lights, signs and other exterior fixtures.

Fluorescent color. Colors defined (Munsell Book of Color) as having a minimum chroma value of eight (8) and a maximum of ten (10).

Front facade. The main building facade facing the street upon which the main building is addressed.

Furniture, street. Man-made, above-ground items that are usually found in street rights-of-way, including benches, kiosks, plants, canopies, shelters and phone booths.

Institutional land uses. Those properties owned or otherwise administered by organizations of higher education, vocational training centers and museums. Churches, synagogues, social, civic, fraternal and professional organizations, specialty schools, residential care facilities, day care centers, nursing homes, clinics and hospitals and all other uses not specifically excluded are bound by the terms of this section.

Masonry paver. A solid brick or block of masonry material used as a paving material.

Metallic color. A paint color which has pigments that incorporate fine flakes of bronze, aluminum, or copper metal.

Move-in building. A building that has been moved onto an existing lot.

Preservation criteria. The standards considered by the director and the historic landmark commission to determine whether a certificate of appropriateness should be granted or denied.

Rehabilitation. The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Sign, fence. Signs attached or affixed to any type of fence.

Sign, mobile. Business signs used to advertise an establishment or service which are on or, otherwise affixed to, trucks, automobiles, trailers or other vehicles used primarily to support or display such signs while parked.

Sign, moving. Signs which in whole, or part, do not remain stationary at all times, regardless of power source which effects movement.

Trim color. A paint color other than the dominant color. Stain is not a trim color. Trim color does not include the color of screen and storm doors and windows, gutters, downspouts, porch floors and ceilings.

(b) Reconciliation with other ordinances. All city codes, as amended, apply to all historic districts unless expressly modified by ordinance.

(c) Enforcement.

(1) Certificate of appropriateness required. A person commits an offense if (s)he is responsible for an alteration of the physical character of any real property located in an historic district, or any portion of the exterior of a structure on the property, or the placement, construction, maintenance, expansion, or removal of any structure on or from the property, unless the act is expressly lawfully authorized by a certificate of appropriateness.

(2) Exceptions. An alteration may be excused from strict enforcement under subsection (1) hereinabove if it is:

(A) In a rear yard not exceeding six (6) feet in height;

(B) In a side yard, six (6) feet or less in height, and totally screened by a fence, as permitted by this section, or hedge that is at least six (6) feet in height;

(C) The installation, maintenance, or replacement of:

(i) A yard sprinkler system; or

(ii) A central air conditioning unit in the side or rear yard; or

(iii) A room air conditioning unit.

(D) Temporary in nature. An alteration is temporary in nature if it occurs no more than two (2) time periods per calendar year for a maximum of five (5) days per time period.

(3) Additional offenses. A person commits an offense if (s)he is responsible for a violation of the use regulations or development standards of this section.

(4) Responsibility. A person is responsible for a violation if (s)he:

(A) Commits or assists in the commission of an act in violation; or

(B) Owns part or all of the land or a structure on the land where a violation exists.

(d) Use regulations for historic districts. All previous uses legally permitted by the underlying zoning district receiving Historic-Cultural Landmark Preservation designation shall remain so upon adoption of this section.

(e) Development standards for historic districts. The following development standards apply to historic districts:

- (1) Density. Structures within an historic district must comply with standards established in the city Code of Ordinances (section 28.03.024).
- (2) Height. Structures within an historic district must comply with standards established in the Code of Ordinances (section 28.03.024) for the underlying zoning district or thirty-five (35) feet, whichever is less.
- (3) Story limitation. For the purposes of this section, the maximum permitted number of stories is three (3).
- (4) Lot size. Lots within an historic district must comply with standards established in the city Code of Ordinances (section 28.03.024).
- (5) Special exception. Lots platted, meaning already approved by the city planning division or planning commission, on or before the effective date of this section, are legal building sites even though they may not conform to the requirements of this section.
- (6) Setbacks. All structures within an historic district must comply with the standards established in the city Code of Ordinances (section 28.03.024).
- (7) Off-street parking. All structures within a historic district must comply with the standards established in the City of Beaumont Code of Ordinances (section 28.04.002). In addition:
 - (A) In general. All off-street parking, whether used to fulfill minimum parking requirements or as excess parking, must be provided on the lot occupied by the primary use or on a separate lot located within one hundred (100) feet of said property. All off-street parking must be set back along street frontages not less than the required yard setbacks or as far back as the front of immediately adjacent buildings, whichever is greater.
 - (B) Parking on vacant lots. On vacant lots, no permanent off-street surface parking is permitted on grassed areas. Said grassed areas may not be paved or otherwise destroyed without a certificate of appropriateness.
 - (C) Parking in front or side yards. Within front or side yards, off-street surface parking is not permitted on grassed areas. Said grassed areas may not be paved or otherwise destroyed without a certificate of appropriateness. Vehicles may only be parked on paved surfaces.
 - (D) Structured parking. Vehicular access to parking structures with a vehicle storage capacity of three (3) or more is not permitted to or from the street on which the main building fronts, unless the lot abuts no other street or alley.
 - (E) Screening. Screening of off-street parking for multiple-family, commercial and industrial uses must comply with standards established in the Code of Ordinances (section 28.04.006).
 - (F) Surface materials. The only permitted off-street parking surface materials are brushed or aggregate concrete, hot mix asphalt, masonry pavers or pervious parking surface materials capable of accommodating vehicles up to five thousand (5,000) pounds of gross vehicle weight and that allow the growth of lawn. Grass, caleche, dirt, gravel, shell, slag and clay surfaces are not permitted.
 - (G) Driveways. Driveway widths shall not exceed the following dimensions:
 - (i) Residential:

- a. Single-family: 20 feet.
- b. Two-family: 20 feet.
- c. Multiple-family: 24 feet.

(ii) Commercial: 24 feet.

(iii) Industrial: 35 feet.

(8) Signs. Signs must not obscure significant architectural features, windows or doors of the building. The shape, materials, color, design, and letter style of signs must be typical of and compatible with the style and period of the architecture of the building and complement the district. Signs shall only be allowed where permitted by section 28.04.003 of this code. In addition, all signs within the district must comply with the following standards:

(A) Detached signs. Only one (1) detached sign is permitted on each lot and subject to the following restrictions:

- (i) The structural support of the sign must be located at least five (5) feet from any public right-of-way or property line dividing properties of different ownership. No part of any sign shall overlay any property line.
- (ii) The sign must be six (6) feet or less in height;
- (iii) The sign shall not be illuminated; and
- (iv) The sign shall not exceed twelve (12) square feet in area.

(B) Attached signs. No more than two (2) attached signs are permitted on each building. Each sign must:

- (i) Not be illuminated, except by one external floodlight not to exceed one hundred fifty (150) watts in power;
- (ii) Not exceed six (6) square feet in area; and
- (iii) Not be located in or in front of any window or doorway.

(C) Prohibited signs. The following types of signs are prohibited in an historic district:

- (i) Advertising signs;
- (ii) Illuminated signs;
- (iii) Neon or fluorescent signs;
- (iv) Signs affixed, either permanently or temporarily, to street furniture;
- (v) Portable signs, excluding political and realty signs as defined in section 28.04.003, sign regulations, as outlined in the city Code of Ordinances;
- (vi) Mobile signs;
- (vii) Moving signs; and
- (viii) Fence signs.

(ix) Banners for commercial use, to exclude one (1) U.S. and one (1) state flag, neither to exceed four (4) feet by six (6) feet in size.

(x) Other attention-getting devices used by commercial establishments.

(9) Litter/trash and junk. Section 12.07.001 [article 12.07], litter control and sections 22.05.051 through 22.05.061, solid waste collection by the city, as outlined in the city Code of Ordinances, applies to all properties within any historic district. In addition, an approved container as defined by same must be located in the rear yard of the subject property with exception allowed for pickup and disposal of said litter not to exceed a twenty-four-hour period. All fixed or otherwise immobile trash containers must be set back from the property line no less than twenty-five (25) feet or be completely screened from view from any street via landscaping and fencing.

(10) Outdoor furniture. Furniture or appliances which are constructed of materials which are intended for indoor use only or would otherwise be susceptible to water damage, rot or destruction must not be placed on an open porch or outdoors.

(11) Outdoor merchandising. No business shall display any merchandise outdoors within a historic district.

(f) Rehabilitation guidelines. The following standards for rehabilitation shall be employed by the director and the historic landmark commission to evaluate a certificate of appropriateness.

(1) Every reasonable effort should be made to provide compatible uses for properties mandating minimal alteration of the building, structure, or site and its environment.

(2) The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All buildings, structures, and sites should be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance will be discouraged.

(4) Changes which may have taken place in time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and should be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.

(6) Deteriorated architectural features should be repaired rather than replaced if possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

(8) Every reasonable effort should be made to protect and preserve archeological resources affected by, or adjacent to any project.

(9) Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property and its environment.

(10) Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(g) Preservation criteria for an historic designation.

(1) Building placement form and treatment.

(A) Accessory buildings. Accessory buildings are only permitted in the rear yard and the interior side yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building. Accessory buildings must have pitched roofs. Prefabricated metal accessory buildings are permitted if they are completely screened from view from any abutting street.

(B) Additions. Additions to a main building are only permitted on the side and rear facades, except that a porch may be added to the front facade. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

(C) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the other buildings, if any, on the blockface and compatible with the contributing structures in the historic district.

(D) Awnings. Awnings on the front and corner side facade must be made of fabric or wood and complement the main building in style and color. Metal and corrugated plastic awnings are only permitted on an accessory building or the rear facade of a main building. Other awnings must be typical of the style and period of the main building, and compatible with the contributing structures of a similar style in the historic district.

(E) Building placement. All structures within an historic district must comply with the standards established in the city Code of Ordinances (section 28.03.024).

(F) Building widths. All structures within an historic district must comply with the property setback standards established in the city Code of Ordinances (section 28.03.024).

(G) Chimneys. All chimneys must be compatible with the style and period of the main building and the contributing structures of a similar style in an historic district. Chimneys on the front fifty (50) percent of a main building or on a corner side facade must be:

(i) Constructed of brick or other materials that look typical of the style and period of the main building; and

(ii) Of a style and proportion typical of the style and period of the main building.

(H) Color.

(i) In general. When painting the exterior of structures, property owners shall use dominant colors that comply with the officially adopted acceptable color range as maintained in the office of the planning director. Any dominant colors that are not within the officially adopted acceptable color range must be reviewed and approved by the

historic landmark commission based on their appropriateness to and compatibility with the structure, blockface and the historic district.

(ii) Brick surfaces. Brick surfaces not previously painted may not be painted unless the applicant establishes that the color and texture of replacement brick cannot be matched with that of the existing brick surface or that the painting is necessary to restore or preserve the brick itself.

(iii) Certain colors prohibited. Fluorescent and metallic colors are not permitted on the exterior of any structure in an historic district.

(iv) Dominant and trim colors. All structures must have a dominant color and no more than five (5) trim colors. Trim colors must complement the dominant color of a structure and be appropriate to and compatible with the structure, blockface and the overall character of the historic district. The colors of a structure must be complementary to each other and the overall character of the historic district.

(v) Gutters and downspouts. Where appropriate, gutters and downspouts must be painted or colored to match the trim color or the roof color of the structure.

(vi) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

(vii) Stain. The use and color of stain must be typical of the style and period of the building.

(I) Columns.

(i) Function. Columns are only permitted as vertical supports near the front entrance of the main building or as vertical supports for porches.

(ii) Materials. Columns must be constructed of brick, wood, aluminum or other materials that look typical of the style of the main building.

(J) Facade materials.

(i) In general. The only permitted facade materials are brick, wood siding, vinyl siding and wood and fiber cement products that look like wood siding. All facade treatments must be done in a manner so as not to change the character of the building or irreversibly damage or obscure the architectural features and trim of the building.

(ii) Facades. Existing facades must be preserved to appear in a manner for which they were originally intended (no existing wood or stucco facade may be bricked). Wood shingles are not permitted as a primary facade material unless same is historically correct.

(K) Front entrances and porches.

(i) Detailing. Railings, moldings, tilework, carvings, and other detailing and architectural decorations on front entrances and front porches must be typical of the style and period of the main building and the contributing structures of a similar style in the historic district.

(ii) Enclosures. A front entrance or front porch may not be enclosed with any material, including iron bars, glass, or mesh screening without a certificate of appropriateness.

(iii) Floor coverings. Carpeting is not permitted as a front porch floor or step covering.

(iv) Style. Each front porch and entry treatment must have a shape, roof form, materials, and colors that are typical of the style and period of the building, and must reflect the dominant horizontal or vertical characteristics of the main building and the contributing structures of a similar style in the historic district.

(L) Porte cocheres. Porte cocheres must be preserved as architectural features and not be enclosed by fences, gates, or any other materials without a certificate of appropriateness.

(M) Roof forms.

(i) Materials and colors. Roof materials and colors must complement the style and overall color scheme of the building or structure. On residential structures, tar and gravel (built-up) is permitted only as a roof material on covered porches and porte cocheres with flat roofs. Carpet is not permitted as a roof material. Composition shingle, cedar shingle, and metal roofing materials may be permitted.

(ii) Overhang. The minimum permitted roof overhang for a new or move-in main building is twelve (12) inches. A replacement roof on an existing building must have an overhang equal to or greater than the overhang of the roof it replaces.

(iii) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building and the contributing structures of a similar style in the historic district.

(iv) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of the main building and compatible with existing building forms in the historic district. In no case is a roof permitted with a pitch less than a four and one-half (4-1/2) inch rise in any twelve (12) inch horizontal distance. Flat roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cocheres may have a flat roof that is typical of the style and period of the main building.

(N) Windows and doors.

(i) Front facade openings.

a. Glass. Clear, decorative stained, beveled, etched, and clear leaded glass may be permitted in any window opening. Reflective, tinted, opaque, and mirrored glass and plastic are not permitted in any opening. Translucent glass is not permitted, except in a bathroom window. No glass pane may exceed sixteen (16) square feet in area unless part of the original design.

b. Screens, storm doors, and storm windows. A screen, storm door, or storm window on a front or side facade of a main building may be permitted only if:

1. Its frame matches or complements the color scheme of the main building; and
2. It does not obscure significant features of the window or door it covers.

c. Security and ornamental bars. Security and ornamental bars are permitted pending review by the director on any side of a main or accessory building abutting a street.

d. Shutters. Shutters must be typical of the style and period of the building and appear to be installed in a manner to perform their intended function.

e. Style.

1. All windows and doors in the front or side facade of a main building must be proportionally balanced in a manner typical of the style and period of the building.
2. No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of a main building must be typical of the style and period of the building.
3. All windows, doors, and electrical lights in the front and side facades of a main building must be typical of the style and period of the building. Windows must contain at least two (2) window panes. Sidelights must be compatible with the door or windows with which they are associated.
4. The frames of windows should be trimmed in a manner typical of the style of the building.

(2) Landscaping. All properties within an historic district must comply with all existing landscaping requirements as illustrated in section 28.04.006 of the city Code of Ordinances.

(3) Fences. The director may approve a fence not in compliance with this paragraph if the applicant establishes the fence is historically sensitive or unless the absence of said fence poses a significant hazard to life or property.

(A) Form. Fences must be constructed and maintained in a vertical position.

(B) Height. Within a front yard, no solid fence or wall shall be erected to exceed a height of four (4) feet, unless a taller fence is required to screen off-street parking or screen incompatible land uses as required in section 28.04.006 of the Code of Ordinances. In no circumstances shall a solid wall or fence located in a front yard exceed a maximum height of six (6) feet. A fence or wall that is at least eighty (80) percent open may be erected to a maximum height of six (6) feet.

(C) Location.

(i) A fence in an interior side yard must be located no further forward on the lot than the front of the main building.

(ii) A fence in a corner side yard must not be directly in front of the corner side facade, except that the director may allow a fence that is directly in front of the corner side facade if:

a. More screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and

b. The fence does not screen all or any portion of a significant architectural feature of the main building.

(iii) A fence must run either parallel or perpendicular to a building wall or lot line.

(D) Materials. A fence in a front or corner side yard must be constructed of wrought iron, wood or brick. Concrete block fences are not permitted.

(E) Masonry columns and bases.

(i) The color, texture, pattern and dimensions of masonry and the color, width, type and elevation of mortar joints in a fence column or base must match the masonry and mortar joints of the main building as nearly as practicable.

(ii) All exposed brick in a fence column or base must be fired brick as defined by the American Standard Testing Materials Designation C-126-75A, Type Grade FBS-SW.

(F) Metal fences. Wrought iron and metal fences must be compatible with the style and period of the main building. Chain-link, barbed wire and razor wire fences are permitted only in back yards and must not be visible from any street.

(G) Wooden fences.

(i) All wooden structural posts must be at least four (4) inches by four (4) inches in diameter (nominal size).

(ii) The side of the wooden fence facing a public street must be the finished side.

(iii) Wooden fences may be painted or stained a color that is complementary to the main building.

(h) Review procedures for certificates of appropriateness in an historic district.

(1) In general. The review procedure for maintenance, replacement, additions, deletions and new construction apply to any historic district except as expressly modified by this section.

(2) Time limit. Certificates of appropriateness shall be valid for a period of six (6) months from time of issuance. One or more extensions of time for periods of not more than ninety (90) days each may be allowed by the planning manager for the application, provided the extension is requested in writing and justifiable cause is demonstrated. If work ceases for ninety (90) days, the applicant must reapply.

(3) Actions not requiring review.

(A) Routine maintenance and replacement. Routine maintenance and replacement includes processes of cleaning (including water blasting and stripping) and replacing with like kind, duplicating, or stabilizing deteriorated or damaged architectural features (excluding paint color).

(B) Minor alterations. A certificate of appropriateness is not required for the following minor alterations:

(i) The maintenance of:

a. Fences;

b. Signs;

c. Pavement.

(ii) The restoration of original architectural elements to original specifications.

(iii) Interior renovations and remodeling.

(4) Actions requiring review by the planning manager. In addition to other applicable permitting, the planning manager shall review, within thirty (30) days of acceptance, an application for a

certificate of appropriateness for the following minor exterior alterations. Applications requiring review by the historic landmark commission shall be forwarded by the planning manager to the commission within thirty (30) days of receipt of said application. The planning manager shall determine whether the proposed work complies with the preservation criteria and regulations contained in this section and all other applicable ordinances. If the proposed work complies, the manager shall grant the certificate.

(A) The application, installation or replacement of:

- (i) Fences;
- (ii) Existing paint of any legally nonconforming color;
- (iii) Paint that complies with the officially adopted acceptable color range as maintained in the office of the planning manager;
- (iv) Trim colors;
- (v) Signs;
- (vi) Pavement;
- (vii) Security bars;
- (viii) Windows.

(B) The demolition, construction, placement or relocation of an accessory structure.

(5) Review by the historic landmark commission.

(A) The standards contained in this section should be used by the historic landmark commission in making its decisions concerning a certificate of appropriateness.

(B) The historic landmark commission shall review, within thirty (30) days of receipt, all applications for certificates of appropriateness forwarded to it by the manager, most notably including the demolition, construction placement or relocation of any main structure. In reviewing an application, the historic landmark commission shall determine whether the proposed work complies with the preservation criteria and regulations contained in this section and all other applicable ordinances. If the proposed work complies, the historic landmark commission shall grant the certificate.

(C) Except as otherwise provided in this section, if the proposed work does not comply with the preservation criteria and regulations contained in this or any other applicable ordinance, the historic landmark commission shall deny the certificate.

(D) If the proposed work will not have an adverse effect on the external architectural features, future preservation, maintenance, or use of a structure or blockface in an historic district, or of an historic district as a whole, the historic landmark commission shall grant the certificate. In determining whether the proposed work constitutes the restoration of original architectural elements, the historic landmark commission shall consider all available materials, including but not limited to photographs and drawings showing the original appearance of the building and its surrounding property at the time of construction.

(E) If the proposed work is not addressed by the preservation criteria and regulations contained in this section and all other applicable ordinances, and will not have an adverse effect on the external architectural features, future preservation, maintenance, or use of a structure or

blockface of an historic district, or of an historic district as a whole, the historic landmark commission shall grant the certificate.

(6) Who may appeal. Only the applicant and/or the property owner may appeal a decision by the manager or the historic landmark commission to deny a certificate of appropriateness. An appeal of a decision of the planning manager must be undertaken in the manner outlined in the city's Code of Ordinances (section 28.02.005). An appeal from a decision of the historic landmark commission must be taken to city council within ten (10) business days after the decision has been rendered.

(7) Exceptions. Properties which are determined by the planning manager to be threats or hindrances to the health, safety, morals and general welfare of the citizens of the city shall be automatically exempted from the certificate of appropriateness review.

(i) Nonconforming uses and structures.

(1) In general. Except as otherwise provided in this section, section 28.04.005 of the city Code of Ordinances relating to nonconforming uses and structures, applies to all historic districts.

(2) Rebuilding damaged or destroyed buildings or structures. If a lawful nonconforming building or structure in an historic district is damaged by fire, explosion, act of God or other calamity, the building or structure may be rebuilt at the same location with the approval of the director as long as the building does not increase whatsoever the degree of nonconformity. New construction that replaces damaged buildings and would increase the degree of nonconformity must comply with the design guidelines provided in this section.

(3) Amortization of nonconforming structures and gravel and shell parking lots. With exception provided for main and accessory structures and fences, all structures and gravel and shell parking lots which are not erected under the terms of this section at the time of the adoption of same must be removed or otherwise made to conform with the terms of this section within four (4) years of the effective date of this section. There shall be granted no exceptions or extensions.

(j) Designation as a contributing structure. For the purposes of this section, a property owner may wish to have a structure within an historic district to be singularly distinguished as a contributing structure. To obtain this designation, a property owner must follow the standard procedure set forth in section 28.02.007 (HC-L, Historic-Cultural Landmark Preservation designation).

(Ordinance 93-28, sec. 1, adopted 6/29/93; Ordinance 93-50, sec. 1, adopted 8/24/93; Ordinance 95-50, sec. 1, adopted 8/29/95; Ordinance 98-27, sec. 1, adopted 3/24/98; Ordinance 00-83, sec. 1, adopted 9/26/00; Ordinance 01-018, sec. 1, adopted 3/6/01; Ordinance 02-008, secs. 1-3, adopted 1/29/02; 1978 Code, sec. 30-21.2; Ordinance 10-040, sec. 1, adopted 6/8/10; Ordinance 13-003, secs. 1-2, adopted 1/15/13)